

CITY OF CARLSBAD

Proposition E

(This proposition will appear on the ballot in the following form.)

E Shall an ordinance be adopted to provide as a part of the 1986 growth management plan that 1) NO DEVELOPMENT SHALL BE APPROVED by the City of Carlsbad unless it is guaranteed that concurrent with need all necessary public facilities be provided as required by said plan with emphasis on ensuring good traffic circulation, schools, parks, libraries, open space and recreational amenities; and 2) the City Council shall not approve residential development which would increase the number of dwelling units beyond the limit in said ordinance WITHOUT AN AFFIRMATIVE VOTE OF THE CITIZENS. The City may add additional public facilities. The City shall not reduce public facilities without a corresponding reduction in the residential dwelling unit limit.

PROPOSED ORDINANCE

The People of the City of Carlsbad do ordain as follows:

A. That the Carlsbad general plan shall be amended by the amendment of the Public Facilities and Land Use Elements to add the following:

"The City of Carlsbad in implementing its public facilities element and growth management plan has made an estimate of the number of dwelling units that will be built as a result of the application of the density ranges in the Land Use Element to individual projects. The City's Capital Improvement Budget, growth management plan, and public facilities plans are all based on this estimate. In order to ensure that all necessary public facilities will be available concurrent with need to serve new development it is necessary to limit the number of residential dwelling units which can be constructed in the City to that estimate. For that purpose the City has been divided into four quadrants along El Camino Real and Palomar Airport Road. The maximum number of residential dwelling units to be constructed or approved in the City after November 4, 1986 is as follows: Northwest Quadrant 5,844; Northeast Quadrant 6,166; Southwest Quadrant 10,667; Southeast Quadrant 10,801.

The City shall not approve any General Plan amendment, zone change, tentative subdivision map or other discretionary approval for a development which could result in development above the limit in any quadrant. In order to ensure that development does not exceed the limit the following growth management control points are established for the Land Use Element density ranges.

ALLOWED DWELLING UNITS PER ACRE

<u>General Plan</u> <u>Density Ranges</u>	<u>Growth Management</u> <u>Control Point</u>
RL 0 - 1.5	1.0
RLM 0 - 4.0	3.2
RM 4 - 8.0	6.0
RMH 8 - 15.0	11.5
RH 15 - 23.0	19.0

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The City shall not approve any residential development at a density that exceeds the growth management control point for the applicable density range without making the following findings:

1. That the project will provide sufficient additional public facilities for the density in excess of the control point to ensure that the adequacy of the City's public facilities plans will not be adversely impacted.
2. That there have been sufficient developments approved in the quadrant at densities below the control point to cover the units in the project above the control point so the approval will not result in exceeding the quadrant limit.

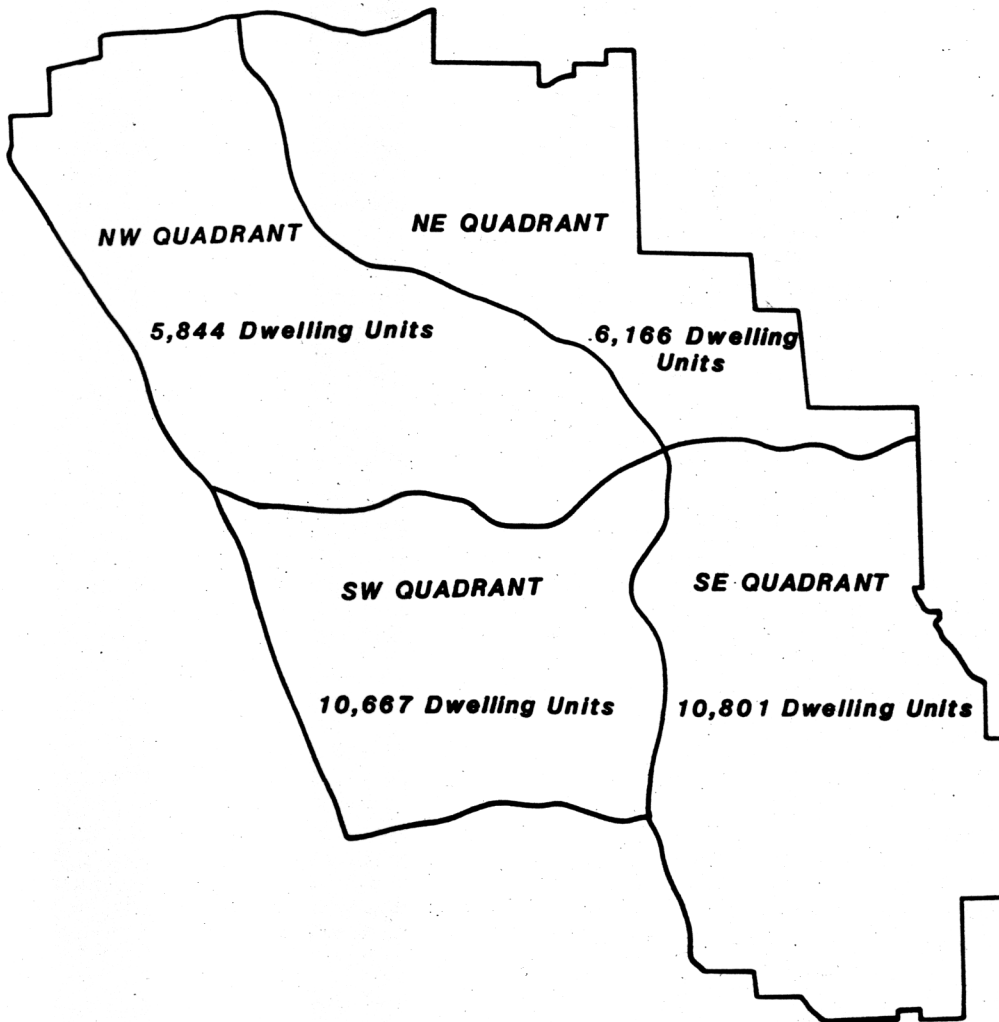
The City Manager shall monitor all approvals and report to the Planning Commission and City Council on an annual basis to ensure that the construction of residential units within each quadrant, on a cumulative basis, will be at or below the growth management control points and that the overall quadrant limits are being maintained. If the annual report indicates in any way that it is likely that the limit may be exceeded, the Council shall take appropriate action by revising the growth management plan and the City's zoning code to ensure that the ceilings will be maintained.

The City Council or the Planning Commission shall not find that all necessary public facilities will be available concurrent with need as required by the Public Facilities Element and the City's 1986 growth management plan unless the provision of such facilities is guaranteed. In guaranteeing that the facilities will be provided emphasis shall be given to ensuring good traffic circulation, schools, parks, libraries, open space and recreational amenities. Public facilities may be added. The City Council shall not materially reduce public facilities without making corresponding reductions in residential densities.

Nothing in this section shall be construed as changing the requirement that any specific residential density above the minimum allowed by the Land Use Element density ranges and the applicable zoning shall be justified according to the requirements of the appropriate General Plan and zoning provisions.

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B. The zoning map of the City of Carlsbad shall be amended to provide that building permits issued or approved for residential dwelling units in the City after November 4, 1986 shall not exceed the limits established in the map in this section. The numbers on the map shall not be increased without an affirmative vote of the people.



C. The City Council shall adopt amendments to Chapter 21.90 of the Carlsbad Municipal Code (Growth Management) as necessary to implement the General Plan amendment of Section A and the Map of Section B.

D. This ordinance is inconsistent with and intended as an alternative to any initiative ordinance which would place an annual numerical limitation on the rate of residential construction. If this ordinance and any such initiative ordinance are both passed by a majority voting thereon then the one with the most votes shall prevail."